



Chairman: Frank J. Vala

Members: Ed Bedore, Bill Black, Larry Ivory, Ricardo Morales

Minutes – September 21, 2021

Present in Springfield: Ed Bedore

Via Telephone: Rick Morales
Larry Ivory

Chairman Ed Bedore was voted acting Chair with Member Morales voting Aye, and Member Ivory seconding the vote the informal September Board meeting of the Procurement Policy Board was called to order. Director Von Behren states that were going to have an informal meeting, because there was not a quorum present.

Next on the agenda was a review of the meeting minutes from July. Member Morales states there is an error in the minutes. Director Von Behren replies we won't be able to approve them, but we will get edits done.

The next agenda is lease number is 6617 and 6618 in Homewood, IL. Albert Cole from CMS was present. Mr. Cole states that these facilities were originally in a building located at 5050 Broadway and CMS published RFI's multiple times and these leases are the resulting RFI award. Acting Chairman Bedore states that in one lease the electric is \$3.34 and the other lease in the same building is \$0.21. Mr. Cole replies I think it's how CMS is billing the agency those rates and what is happening is there is one meter for the whole building, and then were billing the Agency for the majority of the electrical through one of the leases instead of equalizing it for both is my guess. DHS spokesman says they are happy with the Building. Member Morales replies this is two separate Buildings same owners? Mr. Cole replies yes.

The next item on the agenda is Lease 6298 Illinois Department of Human Services in Melrose Park, IL. Mr. Cole states this facility is 4000 sq ft. and has 180 states employees. The renewal term was expiring and CMS desires to process a lease extension to remain at this location. The landlord has agreed to fund a large number of improvements which are listed. There isn't any cost to the State for these improvements. They have been at this site since 1999. Member Morales asks when will these improvements be done? Mr. Cole states the improvements will be done within 6 months of the lease agreement. Acting Chairman Bedore argues that the rate on 6298 is higher than leases 6617 and 6618. Mr. Cole states it is still a good rate and at this time this is the best rate. In the future if DHS would like to explore publishing an RFI and testing the market that's something we can do.

Next on the agenda is Lease 5608 in Gibson City for Department of Natural Resources. Mr. Cole states this is lease that we put in front of the Board in the June Meeting there were concerns on what items were in storage. I got more information. Most items stored at this facility have a federal nexus with a W76B project Manager at this site that's funded through several Federal Programs. Most of this money is reimburse back to the state at \$1 spent producing \$3 reimbursement the State. There are also members of a habitat team funded through a federal sportsman program and houses items such as boats and tractors. Acting Chairman Bedore asks since we can't vote on anything these leases just get approved? Director von Behren states because our 30-day window would have expired prior to our next meeting and the leases will be approved as presented. Acting Chairman Bedore states that Board Members have to start coming together to participate in this Board. Member Ivory agrees with Acting Chairman Bedore and he's going to do better.

Next on the agenda is a discussion on emergency purchases. Director von Behren says he provided the Board with some numbers we have been seeing increases in emergency purchases recently. If you look at Fiscal year 20 and particular 21, you will see some larger increases in emergencies. I think its to be expected due to the pandemic. There is lots of dollars and emergency contracts that went into that. We provided the Board with fiscal year 19 get a more of realistic expectation of what a regular fiscal year outside of a pandemic would look like. We have 100 contracts and around \$42 million dollars in emergency purchases. We are just coming out of the pandemic, but we are only 2 months into fiscal year 22 and we already have 43 emergencies and if you were to take out the super large contract, we are already at \$44 million. I wanted to bring this to the Board to have some open discussion about it and what kind of policies and procedures this Board may want to discuss.

Acting Chairman Bedore states that we can all hide behind that COVID but some of these things are coming for a renewal. You got Westford Health Services, Department of Corrections \$1.8 Billion and we had to go out on an emergency. If we have a \$1.08 Billion contract getting ready to expire, I will hope that leadership and staff would be working on that years in advance.

Member Ivory says anytime you're dealing with DOIT and technology I think we find that people make it easy. Member Ivory asks are any of these contracts have minority participation? Director von Behren replies that he has looked at some emergencies and they do have participation, particularly if the original contract did. The problem that DOIT is having are staff issues and the hiring process is a little longer than expected. Member Ivory states that we have gotten comfortable with people doing things easily and using COVID to the bases of anything they do.

Acting Chairman Bedore says he agrees and for example you have public health doing emergencies that reflect issues with COVID but DOIT contracting for IBM services for \$6 million dollars, I'm sure that's a contract to me that's not an emergency. Director von Behren states he's attended a lot of emergency hearing lately the CPO for General Services is frustrated with a lot of these because she is approving these and doesn't want to. The CPO is put in a tough spot when DOC comes and states that ankle monitoring contract for released prisoners needs to be extended, and they still don't have a bid out on it. And the CPO is extending it 60 or 90 days because what is she supposed to do? Say no to the monitoring of released prisoners. The Board

can help change these things that's what this Board is in place to do, come up with policies and rules. We are going to start having this discussion. Acting Chairman Bedore says we can come up with some ideas. Director von Behren says and the next Board meeting the CPO will be here to present her administrative rules changes. I have those and will send them out to the Board early next week. I'll get a summary made up of some of the changes she will be here to answer some of those. And hopefully have DOIT come to our next meeting and discuss how we get these numbers down and what we can do in the future to help improve procurements through IT technology.

With no further business, the Board Meeting was adjourned.